PLANNING DESIGN AND ACCESS STATEMENT

Application:	Erection of agricultural barn for the storage of livestock, farm machinery and associated fodder.
Property:	Willow Cottage, Leigh Road, Woolley Green, Bradford on Avon, Wiltshire, England, BA15 2RQ
Client:	Mr V Edwards
Date:	November 2023
Agent:	Christopher Cary MRICS FAAV Senior Rural Surveyor

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4-5 Hughenden Yard, High Street, Marlborough, Wiltshire, SN8 1LT
01672 515252, marlborough@w-w.co.uk , w-w.co.uk

1.0 LOCATION AND SITE INFORMATION

2.1 Willow Cottage is located on the outskirts of the rural hamlet of Bradford Leigh, in the parish of South Wraxall. Bradford on Avon lies just 1.3 miles to the southwest.

2.2 The property and land was purchased by the applicant in 2023 to use as a small holding due to the rural position.

2.3 The site is located within Bath and Bristol Greenbelt.

2.4 The site is not crossed by any public rights of way.

2.5 The site is not located in a Nitrate Vulnerable Zone (NVZ).

2.6 The property is not situated within an AONB.

2.4 The dwelling and agricultural land are both accessed directly off the B3109 and via an existing driveway.

2.5 As shown below the Environment Agency Flood Risk Map confirms that the site is not at risk of flooding.

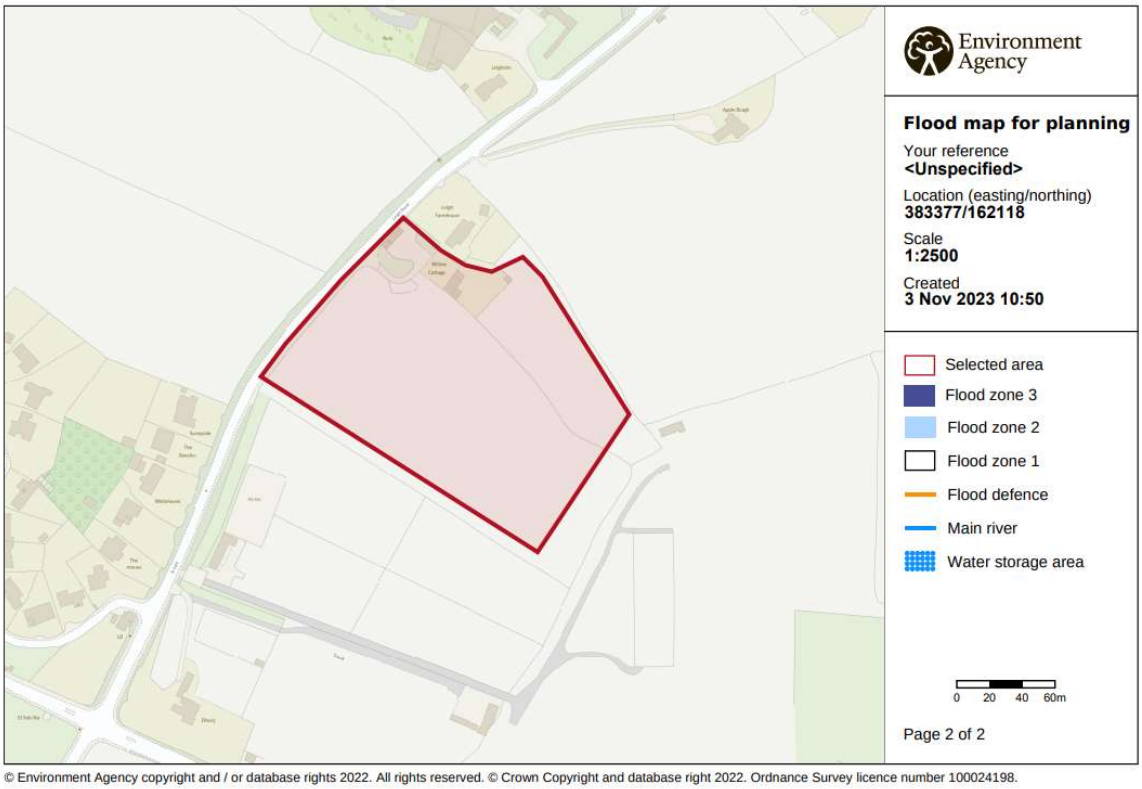

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Figure 1 – Flood Risk Plan (Gov.uk)

2.0 RECENT PLANNING HISTORY

Proposed Single Storey Rear Extensions & Front Porch
Ref. No: PL/2023/08765 I Status: **Under Consultation**

<u>The following applications were submitted before my client's ownership.</u>

Demolition of existing dwelling and construction of replacement dwelling. Change of use of parcel of land to North East from agricultural to residential

Ref. No: 14/05891/FUL I Status: **Withdrawn**

Demolition of existing dwelling and construction of replacement dwelling. Change of use of land to North East of site from agricultural to residential (Resubmission of 14/05891/FUL)

Ref. No: 14/08895/FUL I Status: **Approve with conditions**

Variation of condition 4 on 14/08895/FUL to allow for the demolition and rebuilding of the buildings in two phases

Ref. No: 15/03886/VAR I Status: **Approve with conditions**

3.0 APPLICATION REASONING & PROPOSAL

3.1 Willow Cottage is an agricultural holding which extends to approximately 7.18 acres (2.93ha). The property comprises a dwelling, ancillary building and agricultural pastureland.

3.2 Currently the agricultural land is serviced by no agricultural buildings.

3.3 The applicant wishes farm the holding going forward and plans to harvest the land and keep livestock.

3.4 The applicant will produce hay during the summer to be stored on site and provide much needed fodder for his flock over winter and during the lambing. Furthermore, the applicant shall be required to buy in straw for bedding which will also require weatherproof storage.

3.5 The applicant is purchasing approximately 20 ewe lambs which will graze the land at Willow Cottage and later put them to Tup. Lambing will occur onsite.

3.6 Lastly, at Willow Cottage the applicant has all the required agricultural machinery to tend to the land and produce fodder including telehandler, tractor etc. This equipment requires weatherproof and secure storage on site.

3.7 There is an agricultural need for a suitable agricultural barn to service the land for numerous reasons including:

- Animal Welfare – During adverse weather conditions, livestock currently require suitable shelter. During lambing season, sufficient inside room is required to provide a safe warm birthing area. Lambs are best kept inside for a few days after lamping to ensure a strong maternal bond is developed. It is widely accepted that outside lambing results in higher mortality rates, which ultimately effects financial productivity.

- Fodder Storage – When stored outside, fodder deteriorates and becomes unusable. This results in wastage and again effects financial productivity.

- Machinery Storage – The applicant currently stores all his agricultural farm machinery onsite outside. A list of farm machinery can be provided upon request for confidentiality reasons. When stored outside, the lifespan of machinery greatly reduced due to rust and resultant breakages and in turn forcing Mr Edwards to replace machinery more often than anticipated. Again, effecting financial productivity. Furthermore, rural crime is becoming more frequent with criminals taking advantage of locations with less police presence and therefore a secure and lockable store is imperative.

4.9 Scale

The new building shall measure 18.29m x 9.14m (60' x 30'), comprising 3 standard sized agricultural bays. This is considered proportionate to the livestock numbers, fodder, and machinery storage requirements of the holding.

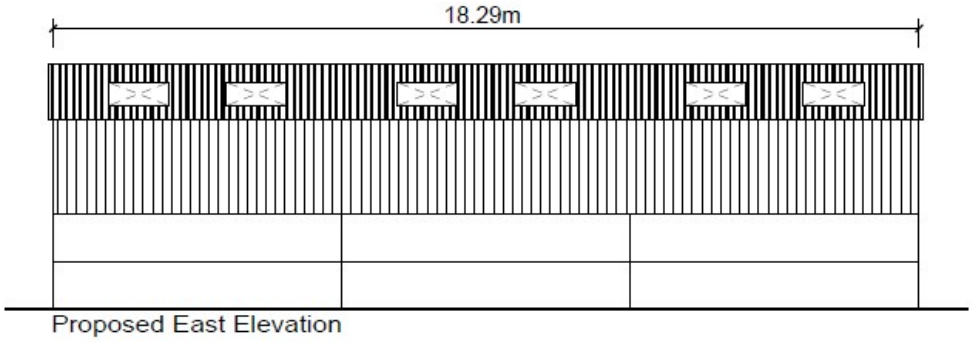
The building is of standard height to the eaves and ridge (see drawings) and will allow fodder to be stacked efficiently thus reducing the floor area required and leaving space for livestock and machinery storage.

The 7.18 acres of pastureland will produce approximately 70 large hay bales (10 large bales per acre) annually assuming a single cut in late June. Each standard large bale has a volume of 1.512 cubic metres with a total storage requirement of 105.84 cubic metres.

The proposed storage area for fodder within the building (one of the three bays) provides a total storage area of 167.17 cubic metres (allowing 1m from the eaves for manoeuvrability). The remaining 61.33 cubic meters would provide storage for a possible second cut and bought-in straw for livestock bedding.

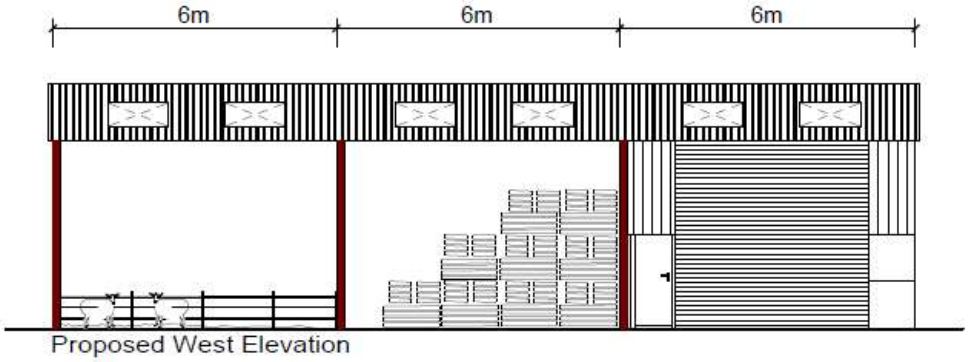
5.3 Design/Appearance

The barn will be of standard agricultural construction, comprising a standard steel portal frame, natural coloured timber cladding and 2m pre-cast concrete panel elevations under a fibre cement roof. This roof covering is common for agricultural buildings as it largely prevents the build-up of internal condensation which would then fall on the hay below.



Above: Proposed Rear Elevation

The proposed barn will have 2 open fronted bays to provide suitable ventilation and ease of access for the livestock and fodder store. The final bay will have standard 4m roller shutter door and separate pedestrian access. This will provide secure storage for farm machinery.



Above: Proposed Front Elevation

4.0 Relevant Planning Policy

The application site is located within the **Bradford on Avon Neighbourhood Boundary**. There neighbourhood plan is silent on the erection of agricultural buildings.

Wiltshire Core Strategy (Adopted January 2015)

"Core Policy 48: Supporting Rural Life"

The principle of agricultural buildings is generally acceptable where development would comply with CP48 and CP51, with agricultural buildings needing to be commensurate in size with the holding and reasonably necessary – it is felt that both of these points have been proven.

National Planning Policy Framework

Para 83 Supporting a Prosperous Rural Economy"

Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

The proposed building is of standard agricultural construction and matches the agrarian character of other agricultural buildings in the area. The building has natural timber cladding elevations to help it blend with the surrounding landscape. The building is well designed for the enterprise based a Willow Cottage and furthermore each element has a specific purpose therefore we consider the development to be in accordance with this policy.

5.0 Planning Assessment

5.1 Principle of Development

As detailed above, it is considered that there is an essential need for the development in this location and it is felt the development meets CP48.

5.1 Impact on Landscape

The proposed would be sheltered from the public highway to the North by mature hedging. The Southern and eastern elevation are also bordered by hedging. The west is an equestrian property with outdoor arena and stabling.

As a result, it is not considered that the proposals result in an adverse impacts on either the character of the surrounding area or on the landscape character of the area.

5.2 Impact on Ecology

There are minimal threats or adverse effects to the local ecology with the land being improved pastureland.

The development is positioned 6m from the existing hedge line and will not impact the root systems onsite.

5.3 Impact of Amenity

CP 57 states that any development should have regard to the compatibility of the adjoining building and uses. The proposed building, agrarian in design is very much accepted in the rural landscape. The addition will not impact the existing site or third party dwellings with the nearest dwelling being over 60m away and sheltered by high hedging.

5.4 The development will have a minimal impact upon highways. The barn will service the land which it sits upon. The barn will not result in an intensification of the access.

8.0 CONCLUSION

We consider that the proposal is acceptable and in accordance with the local polices. There is a clear immediate agricultural need for the agricultural storage building to support the business.

We have provided detailed plans of all proposals and the applicant's agent is more than willing to discuss these further if necessary.